



BOXBOROUGH PLANNING BOARD
29 Middle Road, Boxborough, Massachusetts 01719
Phone: (978) 263-1116 x112 • Fax: (978) 264-3127
www.town.boxborough.ma.us

Nancy Fillmore, Chairman Julie Carroll, Clerk Owen Neville John Markiewicz James Faulkner

Meeting Minutes

April 2, 2012

Members present:

Nancy Fillmore, Chair
Owen Neville, Member
James Faulkner, Member
Eduardo Pontoriero, Assoc. Member
Elizabeth Hughes, Town Planner

The Chair opened the meeting at 7:32 pm.

Planning Board Meeting Minutes

The minutes of March 26, 2012 were approved as amended on a motion by Ms. Fillmore, seconded by Mr. Faulkner with all voting in favor.

Planning Board Liaison/Town Planner Updates

Mr. Neville gave a brief overview of the Stow Road Concept Development Committee meeting that he and the Town Planner attended on March 28th.

Town Meeting Warrant Article Discussion

The Board discussed whether a PowerPoint presentation for the Build-out Analysis Warrant Article would be needed for Town Meeting. The Board determined that a full presentation was not needed since the explanation in the warrant was fairly detailed, but asked the Town Planner to see about getting some cost comparables from other communities for reference.

Lot 3 & Lot 5 Depot Road Scenic Rd & Stone Wall Public Hearing

The Chair opened the public hearing at 7:50 pm. The Applicant's engineer Gary Shepard with David E. Ross Associates, Inc. gave a presentation on each driveway proposal and the engineering process for determining the proposed width and flare end for each driveway.

The Board discussed with Mr. Shepard the need for such a wide driveway flare for Lot 3 and expressed concern that this was not in keeping with the scenic character of Depot Road. Mr. Shepard stated that he designed the driveway so that his client would not have to cross over the yellow line to make the turn into the driveway and it was his belief that if he did, he would be opening himself up to engineering malpractice and make him vulnerable to liability issues and a lawsuit. The Town Planner noted that there was no yellow line on Depot Road and given the narrow width of Depot Road, many vehicles traveled more towards the center of the roadway.

Mr. Shepard discussed some of the other design options for the driveway on Lot 3 that were not feasible because of the location of the septic system for the new house and the steep slope and the blasting that would be required for a driveway that went straight up. Mr. Faulkner did not

agree with Mr. Shepard's assumption that because blasting would be needed that this was not a feasible alternative. Mr. Faulkner thought that some blasting may be reasonable instead of having a driveway as wide as the one presented.

Mr. Pontoriero questioned whether the driveways were designed for a fire truck. Mr. Shepard stated he used a template for the larger SV-30 fire engine. Mr. Neville felt it was important that if a new home is being built, the driveway should be designed so a fire truck could get to the house.

Mr. Faulkner suggested a site visit would be helpful. The Board agreed. Mr. Neville moved to continue the public hearing to April 23rd at 7:40 pm with a site visit at 6:30 pm. Ms. Fillmore seconded the motion with all voting in favor.

Perfection Landscaping Site Plan Continued Public Hearing; 411 Whitcomb Road

The Chair reconvened the public hearing at 8:22 pm. The Board reviewed the draft decision for approval. The Chair asked the Applicant Todd Stout if he had any questions or comments on the decision. Mr. Stout stated that the decision referenced putting a bathroom in the office for employees. He noted that he was discussing with the Board of Health the option for employees to use one of the existing bathrooms in the house so he did not have to install a new bathroom. The Board agreed to modify the conditions of approval to state that restroom facilities for employees would be required as approved by the Board of Health.

Mr. Faulkner moved to accept the decision as amended and grant Site Plan Approval. The motion was seconded by Mr. Neville with all voting in favor. Mr. Neville moved to authorize the Chair, Clerk or Town Planner to sign the decision on behalf of the Board. Mr. Faulkner seconded the motion with all voting in favor.

Town Meeting Warrant Article Discussion

The Board reviewed the draft presentation for the Landscaping Services Zoning Warrant Article. The Town Planner noted that tables in the printed copy of the presentation were not clear and she would make sure they were in the projected presentation. The Board made some minor edits to the draft presentation.

Mr. Neville questioned the new Footnote 19 and whether it should also include Zoning Bylaw Section 4103. Ms. Hughes read for the Board Section 4103. The Board discussed the merits of including that section and decided to include that section.

With no further business, the meeting was adjourned at 8:53 pm on a motion by Mr. Faulkner, seconded by Mr. Neville with all voting in favor.

On Behalf of the Boxborough Planning Board



Julie Carroll, Clerk